

**AGENDA ITEMS**

**VILLAGE BOARD  
MEETING**

**4/08/2015**

Shari Henning  
Executive Vice President & South Atlantic Division Operating Officer



March 13, 2015

Heather McCormick  
Village Of Wappingers Falls  
2582 South Ave Fl 2  
Wappingers Falls NY 12590-3193

Dear Heather,

I would like to thank you for participating in Lee National Denim Day 2014. Your generous support of the American Cancer Society's fight against breast cancer is truly commendable. We are grateful to you and the Village of Wappingers Falls for joining us in the effort to end breast cancer once and for all. This year, Lee National Denim Day raised an incredible \$2.1 million, and your team was among the most successful, raising more than \$500! Your support is truly helping the American Cancer Society do the most for people with breast cancer today and find cures to end the disease tomorrow.

Together, we are making tremendous progress in the fight against breast cancer. Our efforts have contributed to a 34 percent drop in the breast cancer death rate and a 20 percent decline in the overall cancer death rate in the past two decades. By participating in Lee National Denim Day, you are helping us continue this good work through investments in groundbreaking breast cancer research, free lodging at our Hope Lodge facilities for patients who must travel away from home for their cancer treatment, and support for lifesaving screenings in communities nationwide.

We simply couldn't make this kind of progress without your incredible support. Thank you, again, for participating in Lee National Denim Day. Your commitment to finishing the fight against breast cancer is clear, and we are proud to collaborate with you on this important mission.

Sincerely,

A handwritten signature in black ink that reads "Shari Henning".

Shari Henning  
Executive Vice President  
South Atlantic Division

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stay well | get well | find cures | fight back | cancer.org | 1.800.227.2345

American Cancer Society, Inc.  
250 Williams Street, Suite 4C Atlanta, GA 30303-1002  
o) 404-329-7601 f) 404-417-8017



# CERTIFICATE OF 2014 APPRECIATION

## Village of Wappingers Falls

SINCERE THANKS FOR YOUR GENEROUS SUPPORT IN HELPING US RISE ABOVE BREAST CANCER.

JOE DZIALO

A handwritten signature in black ink, appearing to read "Joe Dzialo".

PRESIDENT  
Lee® Jeans



SHARI HENNING

A handwritten signature in black ink, appearing to read "Shari Henning".

EXECUTIVE VICE PRESIDENT,  
SOUTH ATLANTIC DIVISION  
American Cancer Society®



THE OFFICIAL SPONSOR  
OF BIRTHDAYS.®



# New York State Assembly Citation

**Whereas**, a state is only as great as its citizens and as strong as its communities, and New York State is among the strongest in the nation thanks to its individual residents and their unwavering commitment to improving our quality of life. Our nation would not be the place it is today without the service of those in Law Enforcement; and

**Whereas**, every day, the dedicated Officers of the Wappingers Falls Police Department keep our communities safe; and

**Whereas**, The Wappingers Falls Police Department protects our homes, our schools, and our streets with professionalism even under the strain of a dangerous job; and

**Whereas**, The State of New York and our community is grateful for the Wappingers Falls Police Department's commitment to its citizens, and is proud to honor their work; and

**Whereas**, the overwhelming amount of good work police departments do can be overshadowed by politics sometimes. It is important for us to recognize and remember our police officers for their bravery and service; now therefore be it

**Resolved**, that as a duly elected Member of the Assembly of the State of New York and on behalf of the citizen's of the 105<sup>th</sup> Assembly District, I do hereby recognize:

## ***The Wappingers Falls Police Department***

On this Salute to Law Enforcement Day as an outstanding department, one which is worthy of the esteem of both the Community and the great State of New York.

January 10, 2015

In Witness Whereof, I have hereunto set  
my Hand and Signature

Kieran Michael Lalor  
Member of Assembly  
105<sup>th</sup> Assembly District



# McGrath & Company, Inc.

Real Estate Appraisers & Counselors

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*Dutchess:* 1069 Main Street, Fishkill, NY 12524  
Phone: (845) 896-5333 | Fax: (845) 896-5340  
Email: 1069main@optonline.net

*Westchester:* 444-D Old Post Road, Bedford, NY 10506  
Phone: (914) 234-6300 | Fax: (914) 234-9332

March 3<sup>rd</sup>, 2015

Village of Wappingers Falls  
% John Karge, Village Clerk  
2582 South Avenue  
Wappingers Falls, NY 12590

**Re: West Street  
Section 6158; Block 14; Lot 296439  
Village of Wappingers Falls/  
Town of Poughkeepsie  
Dutchess County, New York**

Dear Mr. Karge:

In accordance with your request, we have prepared an appraisal report for the above captioned property, an irregular shaped parcel comprising .29± acres (12,632± square feet) of vacant "R; Residential" zoned land, situated on the northerly side of West Street in the Village of Wappingers Falls/Town of Poughkeepsie.

The purpose of this appraisal report is to provide you with our opinion of the market value of the fee simple interest in the subject property. Our value estimate is rendered as of the date of our physical inspection, February 24<sup>th</sup>, 2015. The report describes the scope of the appraisal, the techniques of valuation and the reasoning leading to the opinion of value. This letter does not in itself constitute an appraisal. Rather, it serves to transmit the following restricted appraisal report. The reported analyses, opinions, and conclusions will be developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. The opinions and conclusions set forth within this report may not be understood properly without additional information contained within the work file of this property retained within our office.

We have conducted an analysis of the physical aspects of the property and have reviewed relevant market and economic considerations. Within this report, the estimate of market value (fee simple interest), has been based upon the sales comparison approach. Since the subject property is vacant residential land, the income and cost approaches to value have been omitted due to their irrelevancy.

McGrath & Company, Inc.

**VALUE ESTIMATE**

As a result of this analysis, it is our opinion that the market value of the fee simple interest in the subject property, as of February 24<sup>th</sup>, 2015 was as follows:

**FIFTY SEVEN THOUSAND DOLLARS**  
**(\$57,000)**

This appraisal has been prepared to conform to the requirements of Section 323.4 (a) and (b) of the Rules and Regulations of the Federal Deposit Insurance Corporation, federal appraisal regulations set forth in title XI of the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA), and the Uniform Standards of Professional Appraisal Practice (USPAP), adopted by the Appraisal Standard Board of the Appraisal Foundation. We believe the content of this report covers the scope of our assignment. If there are any questions, or if you should require clarification, do not hesitate to call.

Thank you for providing us with the opportunity to assist you with this matter.

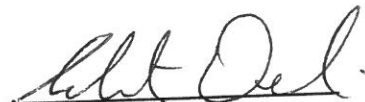
Very truly yours,



Donald M. McGrath, MAI, ASA

President

State Certified General Real Estate Appraiser No. 46-2839



Salvatore DeSiena

Appraiser Assistant

State Certified Real Estate Appraiser Assistant No. 48-49858

# M. A. Day Engineering, PC

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3 Van Wyck Lane  
Suite 2  
Wappingers Falls, New York 12590  
Phone: 845-223-3202

April 8, 2015

Village Board of Trustees  
Village of Wappingers Falls Village Hall  
2628 South Ave.  
Wappingers Falls, New York 12590

Re: Market Street Commons  
110 Market Street

Dear Board Members:

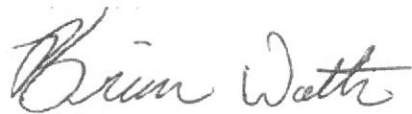
The purpose of this letter is to present the project known as Market Street Commons to the Village Board of Trustees. The project site is located at 110 Market Street.

In summary, the project involves the construction of a single duplex style residential apartment building and other related improvements (parking, landscaping etc...). It is proposed to have a total of (2) two bedroom units for a design total of 4 bedrooms. We estimate that the average daily flow requirements for the project shall be approximately 520 gallons per day based on the current DCHD standards of 130 gallons per day per bedroom.

With this letter, I respectfully request the Board's permission to connect to the Village sanitary sewer system. This office will work with your Engineering Consultant as the project progresses.

Kindly contact this office if you need any further information regarding this request.

Very truly yours,

A handwritten signature in cursive script that reads "Brian Watts".

Brian Watts

# M. A. Day Engineering, PC

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3 Van Wyck Lane  
Suite 2  
Wappingers Falls, New York 12590  
Phone: 845-223-3202

April 8, 2015

Village Board of Trustees  
Village of Wappingers Falls Village Hall  
2628 South Ave.  
Wappingers Falls, New York 12590

Re: Creekside Commons  
Alexander Way

Dear Board Members:

The intent of this letter is to present the project known as Creekside Commons Site Plan Amendment to the Board of Water Commissioners. The project is located on Alexander Way in the Creekside Commons apartment complex.

In summary, the proposed site plan amendment involves the addition of a new residential apartment building, 16 space parking lot and other related improvements (landscaping, lighting, etc...) to the southern end of the property. The proposed building will consist of (2) two bedroom duplex style units above a single two bedroom simplex style apartment. This will result in a design total of 6 bedrooms. We estimate that the average daily flow requirements for the project shall be approximately 780 gallons per day based on the current DCHD standards of 130 gallons per day per bedroom.

With this letter, I respectfully request the Board's permission to connect to the Village sanitary sewer system. This office will work with your Engineering Consultant as the project progresses.

Kindly contact this office if you need any further information regarding this request.

Very truly yours,

A handwritten signature in cursive script that reads "Brian Watts".

Brian Watts